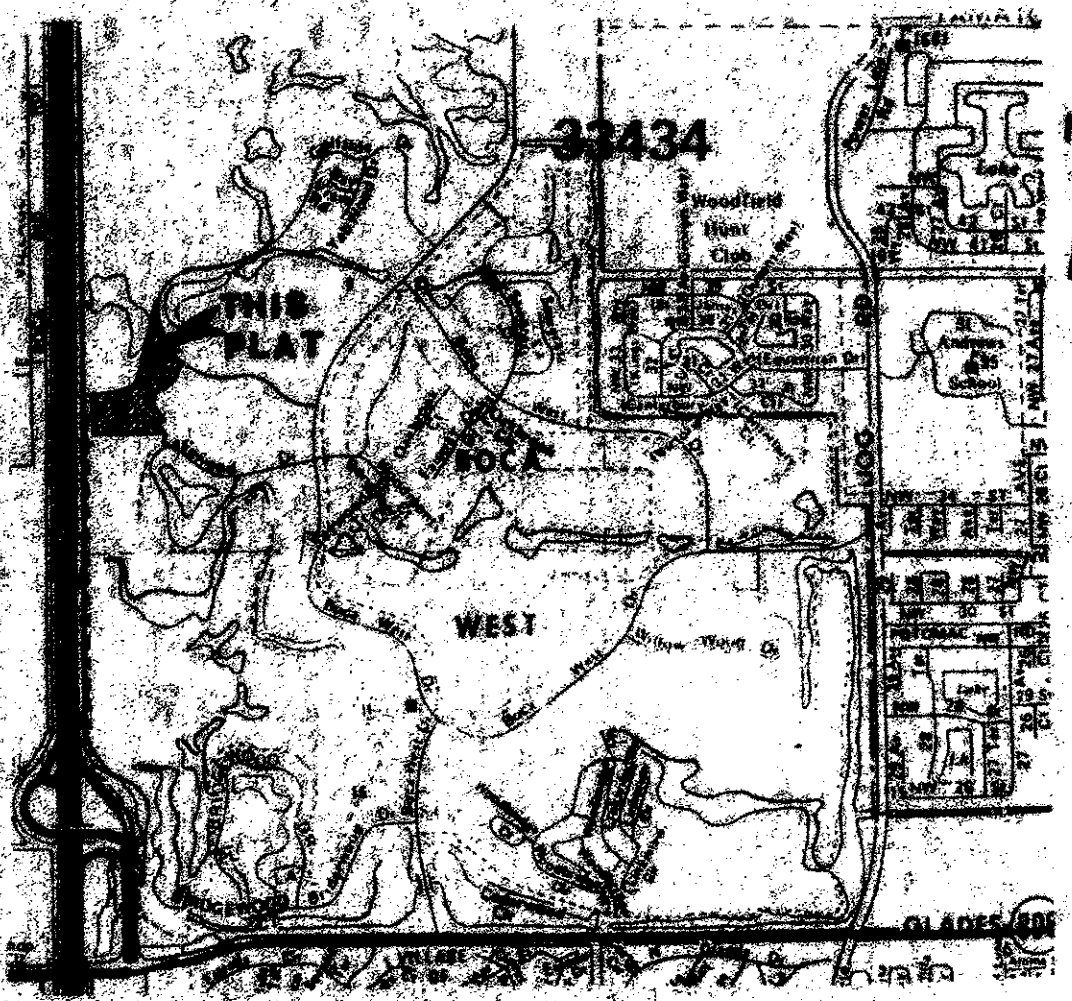


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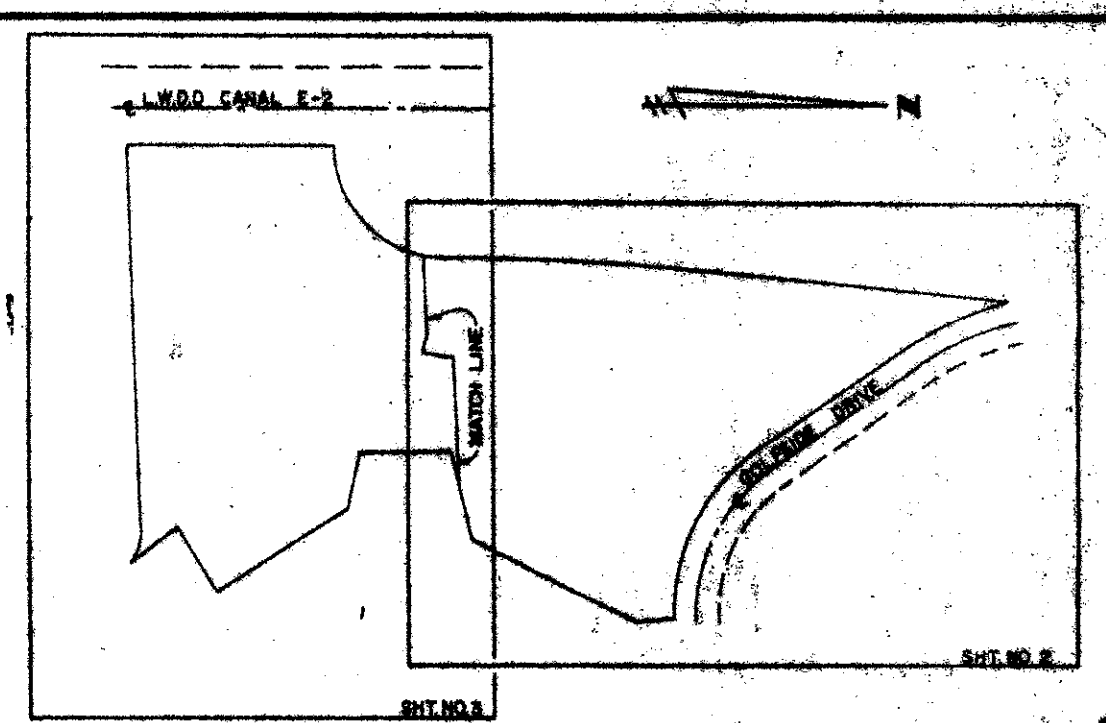
DRAWING NUMBER



LOCATION MAP

PARCELS L-4 K-4 WATERS BEND AT BOCA WEST - P. U. D. IN PART OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JUNE 1984



KEY MAP
DEDICATION

188

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:22 PM, this 27th day of November, 1984, and duly recorded in Plat Book No. 92 on Page 188-189-190.
JOHN B. DUNKLE
Clerk Circuit Court

DESCRIPTION

Being a parcel of land lying in Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 9; thence South 00° 36' 01" East along the West Line of said Section 9, a distance of 2880.98 feet; thence departing said West Line, North 89° 23' 59" East, a distance of 408.90 feet to a point on the Westerly Line of GOLFSIDE DRIVE PHASE II - BOCA WEST - P.U.D., recorded in Plat Book 44, Pages 115 and 116 of the Public Records of Palm Beach County, Florida, said point being the POINT OF BEGINNING of this description; thence Southeasterly along the Southwesterly Line of said GOLFSIDE DRIVE PHASE II the following three (3) courses; the tangent to the following described curve bears South 14° 02' 10" East at this point; thence Southeasterly along the arc of a curve concave to the Northwest having a radius of 548.45 feet and a central angle of 19° 55' 20", a distance of 190.70 feet; thence South 33° 57' 30" East along the tangent of said curve, a distance of 290.96 feet to the beginning of a curve concave to the Northeast having a radius of 336.00 feet and a central angle of 56° 36' 39"; thence Southeasterly along the arc of said curve, a distance of 331.98 feet; thence departing said Southwesterly Line of GOLFSIDE DRIVE PHASE II, South 00° 34' 09" East, radial from the last described curve, a distance of 62.63 feet; thence South 26° 03' 29" West, a distance of 297.00 feet; thence South 75° 58' 37" West, a distance of 180.00 feet; thence South 01° 00' 00" East, a distance of 143.00 feet; thence South 67° 59' 51" East, a distance of 90.00 feet; thence South 32° 00' 00" East, a distance of 250.00 feet; thence South 58° 00' 00" West, a distance of 120.00 feet; thence South 37° 03' 27" East, a distance of 92.89 feet; the tangent to the following described curve bears North 42° 33' 31" West at this point; thence Northwesterly and Westerly along the arc of a curve concave to the Southwest having a radius of 75.45 feet and a central angle of 49° 48' 22", a distance of 65.54 feet; thence South 87° 40' 05" West along the tangent of said curve, a distance of 558.68 feet; thence South 89° 23' 59" West, a distance of 110.97 feet to a point on the Easterly Line of Lake Worth Drainage District Canal E-2, as now laid out and in use; thence North 00° 36' 01" West along said Easterly Line, a distance of 345.00 feet; thence departing said Easterly Line, North 89° 23' 59" East, a distance of 83.00 feet to the beginning of a curve concave to the Northwest having a radius of 180.00 feet and a central angle of 90° 00' 00"; thence Easterly, Northeasterly and Northerly along the arc of said curve, a distance of 282.74 feet to a point of reverse curve, concave to the southeast, having a radius of 4201.44 feet and a central angle of 05° 36' 01"; thence Northerly along the arc of said curve, a distance of 410.66 feet; thence North 05° 00' 00" East, a distance of 521.06 feet to the POINT OF BEGINNING.

LAND USE

SINGLE FAMILY LOTS (54) -----	6.60 ACRES
OPEN SPACE -----	3.16 ACRES
RECREATION -----	0.31 ACRES
DRAINAGE -----	1.27 ACRES
42' RIGHT-OF-WAY -----	0.85 ACRES
ACCESS TRACTS -----	1.45 ACRES
TOTAL -----	13.64 ACRES

DENSITY 3.96 UNITS / ACRE

NOTES

• denotes Permanent Reference Monument.
o denotes Permanent Control Point.
All bearings shown hereon are relative to an assumed meridian used through BOCA WEST - P.U.D. The West Line of Section 9-47-42 is assumed to bear South 00° 36' 01" East.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility or Drainage Easements.

No structures, trees or shrubs shall be placed on Drainage Easements.

Approval of landscaping on Utility Easements shall be only with approval of all utilities occupying same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage Easements cross, Drainage Easements take precedence.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 27 day of Nov, 1984.
By: [Signature]
Chairman, vice

Attest: JOHN B. DUNKLE, Clerk
By: [Signature]
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record this 27 day of Nov, 1984.
By: [Signature]
H.F. Kahlert, County Engineer

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4275, at page 280 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27 day of November, 1984.

Attest: [Signature] Vice President
By: [Signature] Vice President
NCNB NATIONAL BANK OF FLORIDA, N.A.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared [Signature] and [Signature] to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively, of NCNB NATIONAL BANK OF FLORIDA, N.A. and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this 27 day of November, 1984.

My commission expires: [Signature]
Notary Public State of Florida at large

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOWN ALL MEN BY THESE PRESENTS, that NATIONAL BUILDING GROUP INC., a Florida Corporation, the owner of the land shown hereon and described to the left under Description, to be known as WATERS BEND AT BOCA WEST - P. U. D., lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida has caused the land to be surveyed and platted as shown and do hereby dedicate as follows:
The Streets (PARCEL E) and Access Tracts (PARCELS F, G, H, J, K, AND L) as shown are for ingress, egress, private road, the construction and maintenance of utilities and drainage including structures and lines and are hereby dedicated to the WATERS BEND AT BOCA WEST HOMEOWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County.
PARCELS "A, B, C, N, P, R, T, U and W" are for open space and recreation and are hereby dedicated to the WATERS BEND AT BOCA WEST HOMEOWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County.
PARCELS "D, M, V and S" are for drainage; PARCELS "D, M, V, S" and the Drainage and Maintenance Easements are for the purposes indicated and are hereby dedicated to the BOCA WEST MAINTENANCE ASSOCIATION, and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County; The Utility Easements, as shown, are hereby dedicated in perpetuity for the construction and maintenance of Utilities.
The Limited Access Easement as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its PRESIDENT and attested by its V. PRESIDENT and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of NOV, 1984.

NATIONAL BUILDING GROUP INC., a Florida Corporation
Attest: [Signature] Richard R. Pfendler, Vice President
By: [Signature] Saul A. Slossberg, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared [Signature] as well known and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and VICE PRESIDENT of the above named NATIONAL BUILDING GROUP INC., a Florida Corporation and severally acknowledged to and before me that they executed such instrument as PRESIDENT and VICE PRESIDENT of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal, this 27 day of November, 1984.

My commission expires: [Signature]
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY A. DEUTCH, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to NATIONAL BUILDING GROUP INC., that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct; and that there are no other encumbrances of record.

[Signature]
Jeffrey A. Deutch, Attorney at Law
Licensed in the State of Florida Date: 11/1/84 0214-015

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 11-6, 1984, they completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law, and that permanent control points will be set under the guarantees posted with Palm Beach County, Florida for the required improvements, and that the survey data complies with requirements of Part 1, Chapter 177, Florida Statutes, as amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinance of Palm Beach County, Florida.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
[Signature]
Michael G. Purnort, Professional Land Surveyor
Florida Registration No. 2720 Date: 11-6-84

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that the undersigned does hereby certify that on Nov 7, 1984, 1984, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands described as surveyed by MICHAEL G. PURMORT AND ASSOCIATES, INC.
GEE & JENSON - Engineers, Architects, Planners, Inc.
THIS INSTRUMENT PREPARED BY STUART H. CUNNINGHAM
2090 Palm Beach Lakes Boulevard
West Palm Beach, Florida
[Signature]
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3896, Date: 11-7-84

WATERS BEND AT BOCA WEST